



**Board Business Meeting Minutes – 18 July 2023**

**-CALL TO ORDER**

- Bill Tuzin called meeting to order at 7:15PM. Meeting was held at Las-Barcas since Clubhouse HVAC was broken

**Roll Call of Officers:**

-Present: Bill Tuzin, Anthony Timmermeyer, Laurie Bowerman, Eric Teutsch, Bill Bradford, Rod Tarrman, Diana Rhodes, Dennis Davis, Lora Smith. Also present: Cy Jenkins

**Read previous business meeting minutes**

Bill Tuzin read meeting minutes from June 13, 2023 Business Meeting.

*Motion to accept Previous Minutes by: Anthony 2<sup>nd</sup> By: Dennis Call to Vote: Passed*

**Treasurer Report**

Laurie Bowerman read the following into the record:

Beginning Balance:	\$33,270.78
Deposits:	\$7,971.17
Expenses:	\$7,514.30
Ending Balance:	\$33,727.65

*Motion to accept Previous Minutes by: Dennis 2<sup>nd</sup> By: Anthony Call to Vote: Passed*

**Old Business**

- Request to reconsider election results
  - This Board voted to confirm the election results as decided by the prior Board of Directors.
- Guest Wifi is available at the clubhouse – Network: CSR Guest; CSRPOA8008

**New Business**

- Recognition – Nothing to report
- Clubhouse HVAC Status
  - Two options: Repair or Replace
    - Urgency & Timing – 8/5 clubhouse reservation on books
      - Timing of competitive quotes – some may take weeks to obtain
    - Repair efforts were taken. Costs already incurred for HVAC repair, water main repair, and hose bib installation.
  - Replace System Estimates – Parts only
    - Bid #1 – \$6417.07 + Shipping + tax – Complete replacement unit not available until December, 2023. Include new manufacturer warranty
    - Bid #2 - \$10000 + Shipping + tax – New Carrier unit – complete replacement – available now – Manufacturer warranty
    - Bid #3 – \$3600 estimated – available in week – New warranty
  - Repair Parts Estimates – Parts only
    - Bid #1 - \$524.45 +shipping + tax TBD – Fit is questionable - Special order usually ships in 14 days. Shipping transit time not known.
    - Bid #2 - \$1572.21+ \$133.64 tax = \$1705.85 - In stock – could be delivered Saturday
    - Bid # 3 - \$992.95 + \$560.50 shipping + \$124.28 tax = \$1677.73 – Available but 1 week shipping time



- Attendees encouraged the Board to explore installing a heat pump to get energy tax credit.
  - Investigation revealed that heat pump costs \$400 more and energy tax credit would not apply to corporation's clubhouse, only primary residences.
- Attendees encouraged the Board to explore installing a heat pump for building heat purposes.
  - Other, older unit, had been providing heating services
- Board considered the options and obtained a firm quote for \$3000 for labor for services already provided plus installation of new unit under replacement bid #3.
  - New unit parts cost \$3900
  - Labor fixed bid of \$3000
- New HVAC unit could be outfitted with heating element after installation

### **Welcoming Committee**

Diana explained that draft of welcoming letter is underway but letterhead stationary is needed. Bill Tuzin agreed to provide word template

### **Crime Watch Update**

Dennis noted that vehicle and foot traffic is heavy between 3 and 6 AM

### **Adjournment**

Meeting adjourned at 8:40 pm



**Board Business Meeting Agenda – 18 July 2023**

**POA President / Vice President**

-Verify Quorum (3 or more board members)

**-CALL TO ORDER**

- No flags available at meeting location - Las-Barcas

**-Before we get started**

Ground Rules (*Pursuant to Robert's Rules of Order*):

- Raise your hand and wait until called upon to talk.
- Discussion will be limited to 5 minutes.
- If a member would like to be on the Agenda, please email topic to CSRPOA, at least 10 days prior to the next meeting.

**Read previous business meeting minutes**

Secretary / Lora Smith

Motion to accept Previous Minutes by: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Call to Vote: \_\_\_\_\_

**Treasurer Update**

Treasurer / Laurie Bowerman

- Treasurer Report

Motion to accept Previous Minutes by: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Call to Vote: \_\_\_\_\_

**Old Business**

- Request to reconsider election results
- Guest Wifi – CSR Guest; CSRPOA8008

**New Business**

- Recognition
- Clubhouse HVAC Status

**Crime Watch Update**

Chair / Dennis Davis

**Welcoming Committee Update**

Chair / Diana Rhodes

**Compliance Update**

Chair / Rod Tarr

**Events Update**

Chair / Rod Tarr

- BBQ Cookoff & Car Show – August 18 – 20
  - Band, Food, Beverage, Vendors

**Clubhouse Rentals Update**

Chair / Bill Bradford & Anthony Timmermeyer

**Grounds & Maintenance Update**



**Future Meetings**

- Monthly Business Meeting – August 8, 2023 @ 7PM
- Monthly Business Meeting – September 12, 2023 @ 7PM

**Adjournment**

*Motion to adjourn by:* \_\_\_\_\_

*2<sup>nd</sup> By:* \_\_\_\_\_

*Vote: \_\_\_\_\_ meeting closed at \_\_\_\_\_*